

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: 9/23/05
 Date Accepted: _____
 Planning District: _____
 Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Richard F. Neel, Jr., SE Fairfax Development Corp Daytime Phone: 703.306.5008

Address: 8800-A Pear Tree Village Court, Alexandria, VA 22309

Nominator E-mail Address: info@sfdc.org

Signature of Nominator (NOTE: There can be only one nominator per nomination):

_____ 

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
President

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 18

Total aggregate size of all nominated parcels (in acres and square feet): 1,339,905sq. ft. 30.76acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 1/2 x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

See Attachment B

Current Plan Map Designation: See Attachment B

Proposed Comprehensive Plan Designation: See Attachment C

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	76%
Retail	9%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	15%
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0832 01 0001 0834	Cft Alexandria LLC ✓	5902 Richmond Highway	PO BOX 783 MORRISTOWN TN 37815	1.358	
0832 01 0002A	Collins Alexandria LL ✓	1800 Old Richmond Highway	5430 BEACH DR ST LEONARD MD 20685	6.243	
0832 01 0002B	Hunting Creek LLC ✓	5904 Richmond Highway	3263 JUNIPER LA FALLS CHURCH V 22044	2.528	
0832 01 0002C	Ourisman Dodge, Inc. ✓	5900 Richmond Highway	5900 RICHMOND HY ALEXANDRIA VA 22314	5.161	
0833 01 0070	Commonwealth of VA	5938 Richmond Highway	3975 FAIR RIDGE DRIVE FAIRFAX VA 22033	.247	
0833 01 0069	Commonwealth of VA ✓	5928 Richmond Highway	3975 FAIR RIDGE DRIVE FAIRFAX VA 22033	.934	
0833 01 0067A	Crestar Bank HQS8614	5922 Richmond Highway	5916 RICHMOND HIGHWAY ALEXANDRIA VA 22303	.810	
0834 010 011A	Alexandria Hotel Asc ✓	5821 Richmond Highway	1 EXECUTIVE BV YONKERS NY 10701	5.12	
0834 01 0011B	Commonwealth of VA ✓	5938 Richmond Highway	2975 FAIR RIDGE DRIVE FAIRFAX VA 22033	.276	

Mailing
919 East mainst
Richmond ~~23219~~ 23219

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IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0834 01 0011 ✓	Tall Oaks Village Center ✓	5845 Richmond Highway	8150 LEESBURG PI, #1100 VIENNA VA 22182	3.64	
0834 01 0010 ✓	Tall Oaks Village Center		8150 LEESBURG PI, #1100 VIENNA VA 22182	.262	
0834 01 0009 ✓	Commonwealth of VA ✓	5863 Richmond Highway	3975 FAIR RIDGE DR FAIRFAX VA 22033	.447	
0834 01 0008 ✓	Tall Oaks Village Center ✓		8150 LEESBURG PI, #1100 VIENNA VA 22182	.577	
0834 01 0003 ✓	Commonwealth of VA ✓	5905 Richmond Highway	3975 FAIR RIDGE DR FAIRFAX VA 22033	.397	
0834 01 0004 ✓	Billy Whitson ✓	5913 Richmond Highway	PO BOX 401 SPRINGFIELD WV 26763	.581	
0833 01 0066 ✓	Billy Whitson ✓	5937 Richmond Highway	PO BOX 401 SPRINGFIELD WV 26763	.714	
0834 05 A ✓	Belle Haven on the G Homeowners Assoc. ✓		14310 DUFIEF MILL RD GAITHERSBURG MD 20878	.654	
0834 01 0002 ✓	Blunts Motel ✓	5916 Richmond Highway	5916 RICHMOND HWY ALEXANDRIA VA 22319	.81	

Attachment B

Existing language:

North Gateway Community Business Center

Figure 7 indicates the geographic location of land use recommendations for this Community Business Center.

The North Gateway Community Business Center is an entry point to historic Richmond Highway from points north including the Nation's Capital, the City of Alexandria and the Capital Beltway. As such, this area provides an initial impression of Fairfax County, not only to visitors but to those who live in the southern part of the County. An improved identity using urban design principles and revitalization strategies is especially important. An attractive and efficient mix of land uses improves the image, economic viability and circulation along the Richmond Highway Corridor.

This area is characterized by high-rise residential buildings, auto dealerships, gas stations, hotels/motels and mid-rise office buildings. Its proximity to the Capital Beltway, Huntington Transit Station and Fort Hunt Road makes this portion of the Richmond Highway Corridor a major transportation-oriented center and presents opportunities for well-designed, transit-accessible redevelopment.

Environmentally-sensitive areas exist along Cameron Run and in the shallow lots along the east side of Richmond Highway. Future highway improvements, including the redesign of the Woodrow Wilson Bridge and Richmond Highway/Capital Beltway interchange, may further impact this area. As development occurs, adequate measures should be provided to mitigate environmental impacts and restore degraded areas to more natural conditions.

Redevelopment in this area is anticipated to occur adjacent to the Capital Beltway primarily at the location of the auto dealerships. This area is planned to redevelop to high-rise residential or in the alternative, as a varied height, mixed-use project including residential, office and retail uses or in the alternative as high rise residential use. These planned uses complement the advantageous transit/transportation-oriented location and are compatible with the surrounding character and density.

Due to the prominent gateway location, high quality urban design is especially important in any redevelopment that occurs. Quality building materials, patterns and architectural design, which are compatible and complementary to surrounding uses, especially Huntington Gateway, are desirable. Landscaping should be used to soften the vertical built environment.

Attachment C

Proposal: change existing language to read:

North Gateway Community Business Center

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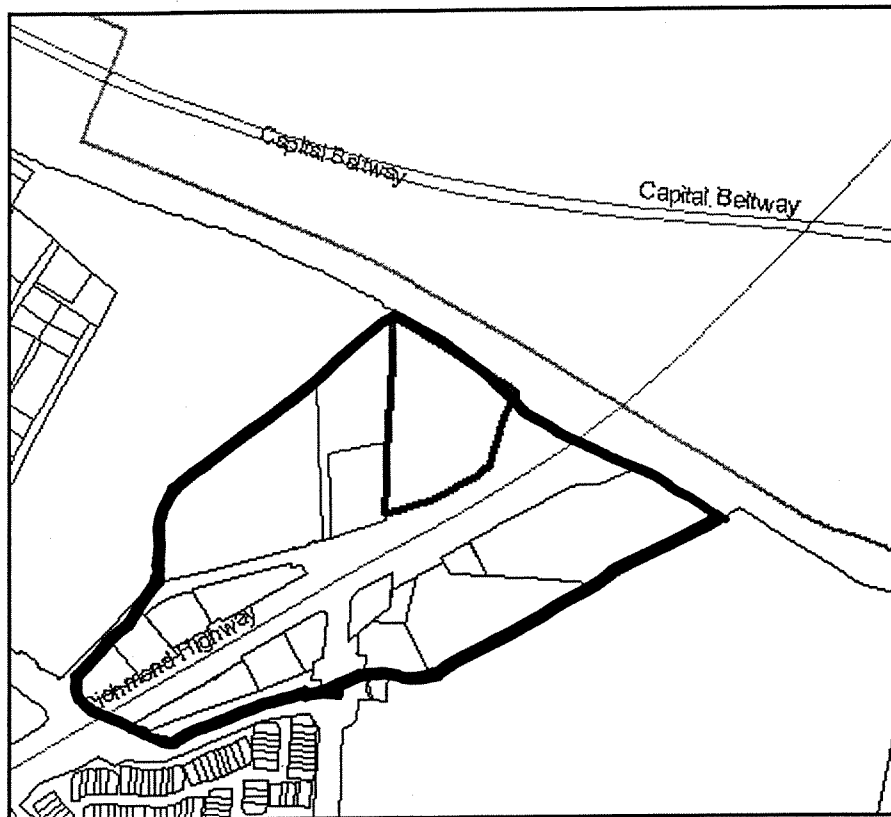
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Deleted: high-rise residential or in the alternative, as a varied height, mixed-use project including residential,

Deleted: or in the alternative as high rise residential use

0832 01 0002C
5900 RICHMOND HY

OURISMAN DODGE INC



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Attachment E

Justification

Expanding the daytime office population on Richmond Highway is essential to the long-term economic health of the corridor. Today's very limited Class-A offices inventory on Richmond Highway is insufficient to support the range of restaurant and other retail opportunities desired by the community. In light of the tremendous increase in construction of residential projects along Richmond Highway, the Southeast Fairfax Development Corporation believes that it is necessary to reserve for office uses the limited number of land units close to the Capital Beltway where the prospects for office development are strongest. Moreover, this year's Base Realignment and Closure (BRAC) recommendations to increase significantly the Department of Defense employment population at Fort Belvoir are expected to generate a substantial demand for new office construction in Southeastern Fairfax.

General information/justification for Richmond Highway Comprehensive Plan nominations submitted by the Southeast Fairfax Development Corporation

All nominations submitted seek to enable the accomplishment of goals and concepts included in the current Plan language, including:

- promoting revitalization and redevelopment, while maintaining an acceptable land use and transportation balance...
- development potential will instead be a function of market demand, available development capacity and the ability of the developer to meet performance standards set forth in the Plan...
- encouraging substantial consolidation of contiguous parcels starting at the Richmond Highway frontage back to the existing stable residential neighborhoods to provide for projects that function in a well-designed, efficient manner ...
- encouraging revitalization and redevelopment of the Richmond Highway Corridor to create more attractive, commercially viable, and functionally efficient business centers and community focal points...
- providing incentives to attract reinvestment in the Richmond Highway Corridor.

SFDC's nominations in this Annual Plan Review cycle seek primarily to fine tune density and land unit boundaries since the 2002 Plan revisions. These nominations also seek to anticipate revitalization and redevelopment opportunities which may arise from the Base Realignment and Closure (BRAC) recommendations to augment the Department of Defense employment at Fort

North Gateway Sub Unit A2

Belvoir over the next six years. SFDC nominations for several land units propose hotel or hotel/conference center and office development options in the expectation that the BRAC recommendations will be implemented and will generate sufficient government contractors relocating to Richmond Highway. In a few other cases, density has been increased from .35 to .50 FAR, the C-8 by-right density.

North Gateway Sub Unit A2